



Jeffries & Dibbens
estate and letting agents

21 Knights Bank Road
Hill Head, PO14 3JY

Exceptional

PROPERTY SUMMARY

Offered with no forward chain, this, formerly five bedroom, four bedroom detached house is located in a popular spot in Hill Head, just a few minutes' walk from the beach and is positioned with a favourable westerly aspect on a very large plot. Sweeping, verdant lawns and mature shrubbery in the spectacular rear garden back onto Titchfield Haven Nature Reserve and create a tranquil escape. Internally, this generous accommodation comprises a grand entrance hallway, a 22ft lounge, dining room with double doors into the modern kitchen/breakfast room, a useful downstairs shower room and a fantastic sun room stretching across the west side of the property boasting elevated views of the garden. Upstairs, four double bedrooms, a main family bathroom and an en-suite, which have both been refitted, and an additional W/C complete this spacious home. Further benefits include a large driveway for multiple vehicles, a double garage and additional basement storage to the rear of the property.









LOCATION Hill Head is on the coast of the Solent, south of Stubbington, west of Lee-on-the-Solent and south east of Titchfield and is the perfect location for those seeking the seaside lifestyle. The area has an abundance of amenities such as shops, eating establishments, Sailing clubs and Titchfield Haven Nature Reserve. Hill Head is particularly popular with those passionate about water sports - sailing, windsurfing, kitesurfing and fishing being the most popular pastimes upon its shores.

ENTRANCE HALL 14' 6" x 11' 2" (4.42m x 3.4m)

LOUNGE 22' 9" x 12' 10" (6.93m x 3.91m)

DINING ROOM 20' x 11' 3" (6.1m x 3.43m)

CONSERVATORY 33' 6" x 7' 8" (10.21m x 2.34m)

KITCHEN/BREAKFAST ROOM 13' 8" x 14' 9" (4.17m x 4.5m)

DOWNSTAIRS SHOWER ROOM 7' 4" x 5' 2" (2.24m x 1.57m)

STORE ROOM 5' 6" x 5' (1.68m x 1.52m)

UPSTAIRS LANDING

BEDROOM 1 18' 7" x 11' 6" (5.66m x 3.51m)

ENSUITE 8' 2" x 7' 1" (2.49m x 2.16m)

BEDROOM 2 18' 3" x 12' 10" (5.56m x 3.91m)

BEDROOM 3 18' 9" x 11' 4" (5.72m x 3.45m)

BATHROOM 8' 2" x 7' 2" (2.49m x 2.18m)

BEDROOM 4 14' 9" x 8' 3" (4.5m x 2.51m)

W/C 5' 7" x 3' 1" (1.7m x 0.94m)

OUTSIDE

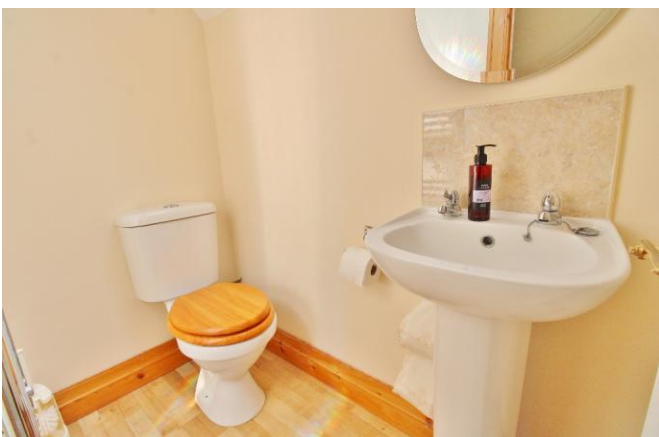
DRIVEWAY PARKING

FRONT GARDEN

DOUBLE GARAGE 20' 9" x 20' 1" (6.32m x 6.12m)

REAR GARDEN

ADDITIONAL BASEMENT STORAGE



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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